



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 77- White Center

Previous Physical Inspection: 1991

Sales - Improved Summary:

Number of Sales: 590

Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

| | Land | Imps | Total | Sale Price | Ratio | COV |
|------------|----------|----------|-----------|------------|-------|--------|
| 1998 Value | \$38,700 | \$78,600 | \$117,300 | \$129,400 | 90.6% | 14.84% |
| 1999 Value | \$41,900 | \$85,400 | \$127,300 | \$129,400 | 98.4% | 14.46% |
| Change | +\$3,200 | +\$6,800 | +\$10,000 | | +7.7% | -0.38% |
| %Change | +8.3% | +8.7% | +8.5% | | +8.5% | -2.56% |

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.38% and -2.56% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

| | Land | Imps | Total |
|----------------|----------|----------|-----------|
| 1998 Value | \$39,200 | \$81,000 | \$120,200 |
| 1999 Value | \$42,500 | \$88,200 | \$130,700 |
| Percent Change | +8.42% | +8.89% | +8.74% |

Number of improved parcels in the Population: 4,400

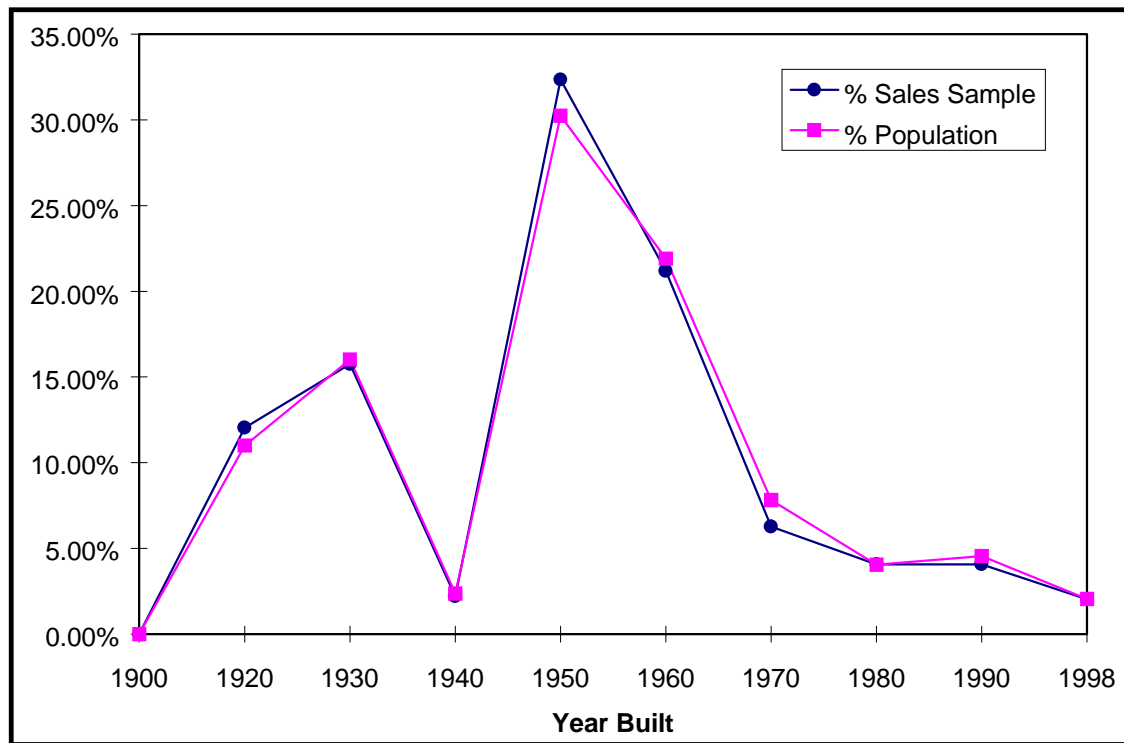
The sales sample adequately represents the population for this area. Pages two through four provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

Summary of Findings: To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Large Lot, Low Grade, High Grade, Fair Condition, and 2 Stories**. Parcels that are **Low Grade** (building construction quality less than 5, 6 being the average), indicate individual adjustments due to their lower average ratios (assessed value/sales price). The model adjusts these parcels upward more than others. Parcels that have the **Large Lot, High Grade, Fair Condition, and, 2 Story** variables had higher average ratios than other parcels, so the model adjusts these properties upward less than others. It should be noted that 'Grade 6' is average for area 77. It should be further noted that this area is scheduled for Physical inspection in the next cycle. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built | Frequency | % Sales Sample |
| 1900 | 0 | 0.00% |
| 1920 | 71 | 12.03% |
| 1930 | 93 | 15.76% |
| 1940 | 13 | 2.20% |
| 1950 | 191 | 32.37% |
| 1960 | 125 | 21.19% |
| 1970 | 37 | 6.27% |
| 1980 | 24 | 4.07% |
| 1990 | 24 | 4.07% |
| 1998 | 12 | 2.03% |
| 590 | | |

| Population | | |
|-------------------|-----------|--------------|
| Year Built | Frequency | % Population |
| 1900 | 0 | 0.00% |
| 1920 | 484 | 11.00% |
| 1930 | 705 | 16.02% |
| 1940 | 104 | 2.36% |
| 1950 | 1331 | 30.25% |
| 1960 | 964 | 21.91% |
| 1970 | 344 | 7.82% |
| 1980 | 178 | 4.05% |
| 1990 | 200 | 4.55% |
| 1998 | 90 | 2.05% |
| 4400 | | |

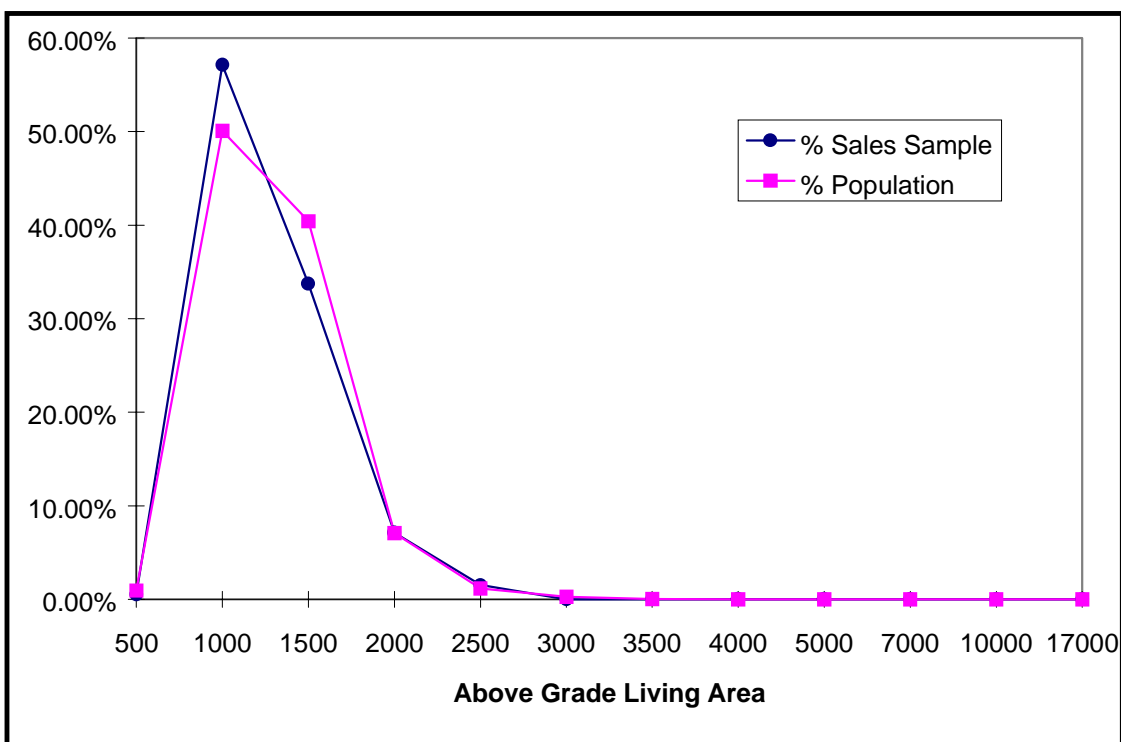


The sales sample adequately represents the population.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| Above Gr Living | Frequency | % Sales Sample |
| 500 | 3 | 0.51% |
| 1000 | 337 | 57.12% |
| 1500 | 199 | 33.73% |
| 2000 | 42 | 7.12% |
| 2500 | 9 | 1.53% |
| 3000 | 0 | 0.00% |
| 3500 | 0 | 0.00% |
| 4000 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 7000 | 0 | 0.00% |
| 10000 | 0 | 0.00% |
| 17000 | 0 | 0.00% |
| 590 | | |

| Population | | |
|-------------------|-----------|--------------|
| Above Gr Living | Frequency | % Population |
| 500 | 42 | 0.95% |
| 1000 | 2203 | 50.07% |
| 1500 | 1778 | 40.41% |
| 2000 | 312 | 7.09% |
| 2500 | 51 | 1.16% |
| 3000 | 12 | 0.27% |
| 3500 | 2 | 0.05% |
| 4000 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 7000 | 0 | 0.00% |
| 10000 | 0 | 0.00% |
| 17000 | 0 | 0.00% |
| 4400 | | |

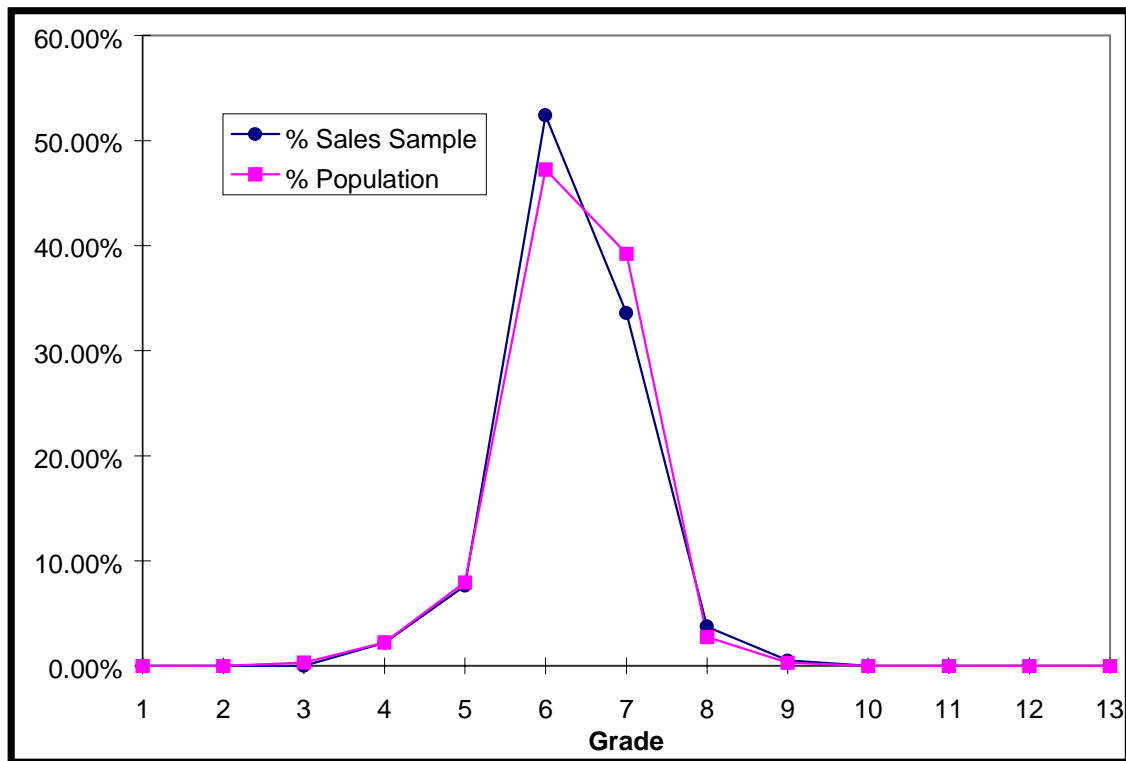


The sales sample adequately represents the population.

Sales Sample Representation of Population - Grade

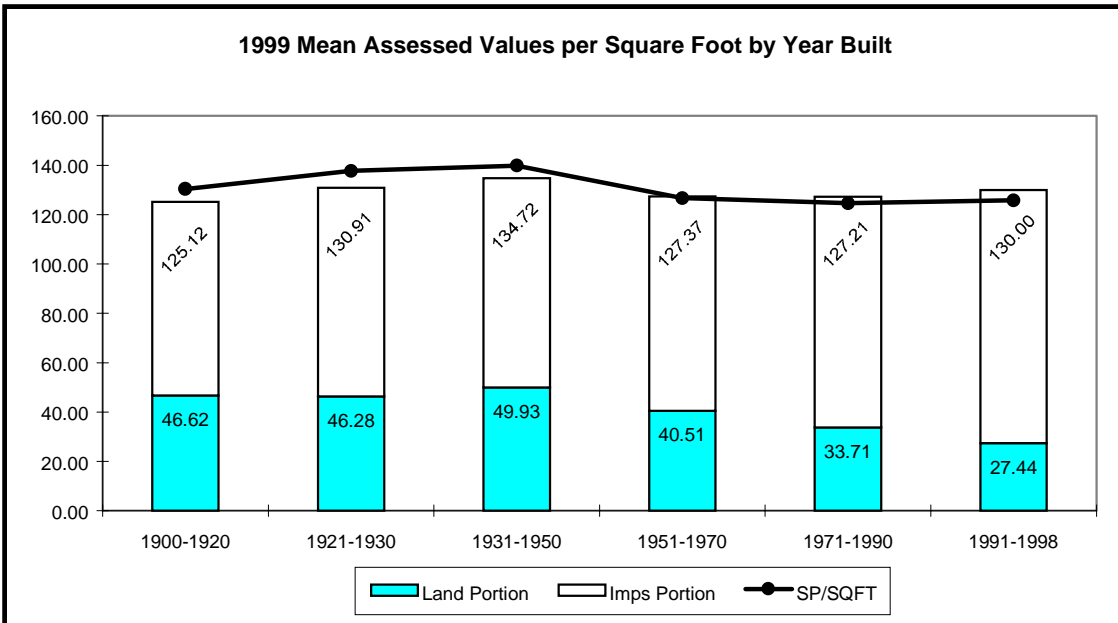
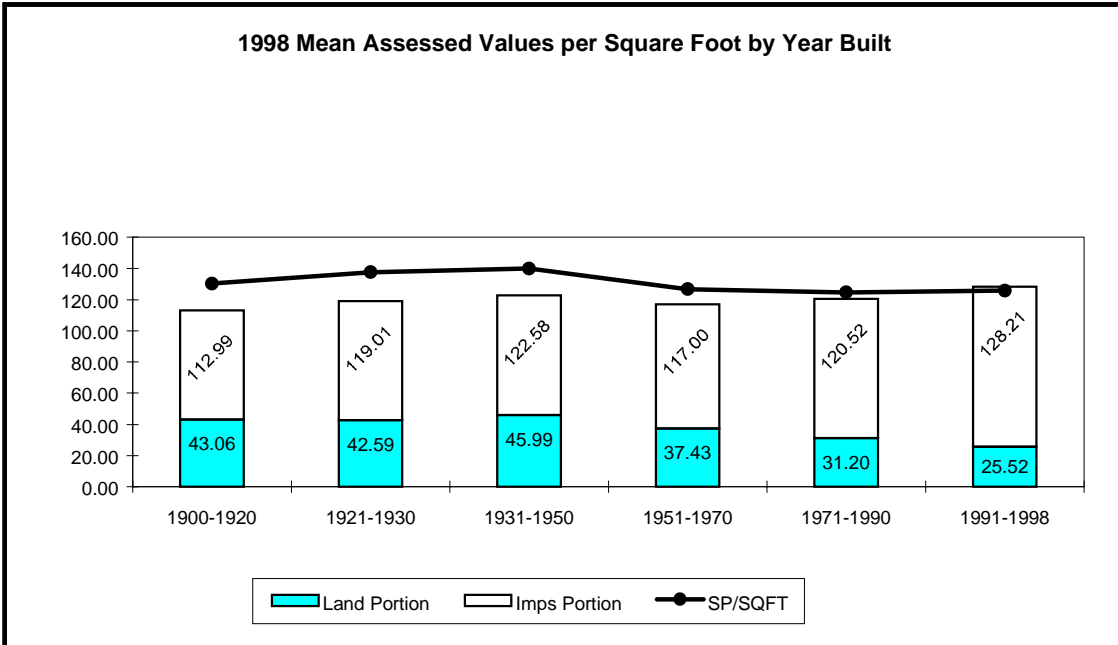
| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 13 | 2.20% |
| 5 | 45 | 7.63% |
| 6 | 309 | 52.37% |
| 7 | 198 | 33.56% |
| 8 | 22 | 3.73% |
| 9 | 3 | 0.51% |
| 10 | 0 | 0.00% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 590 | | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 14 | 0.32% |
| 4 | 98 | 2.23% |
| 5 | 349 | 7.93% |
| 6 | 2079 | 47.25% |
| 7 | 1726 | 39.23% |
| 8 | 121 | 2.75% |
| 9 | 13 | 0.30% |
| 10 | 0 | 0.00% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 4400 | | |



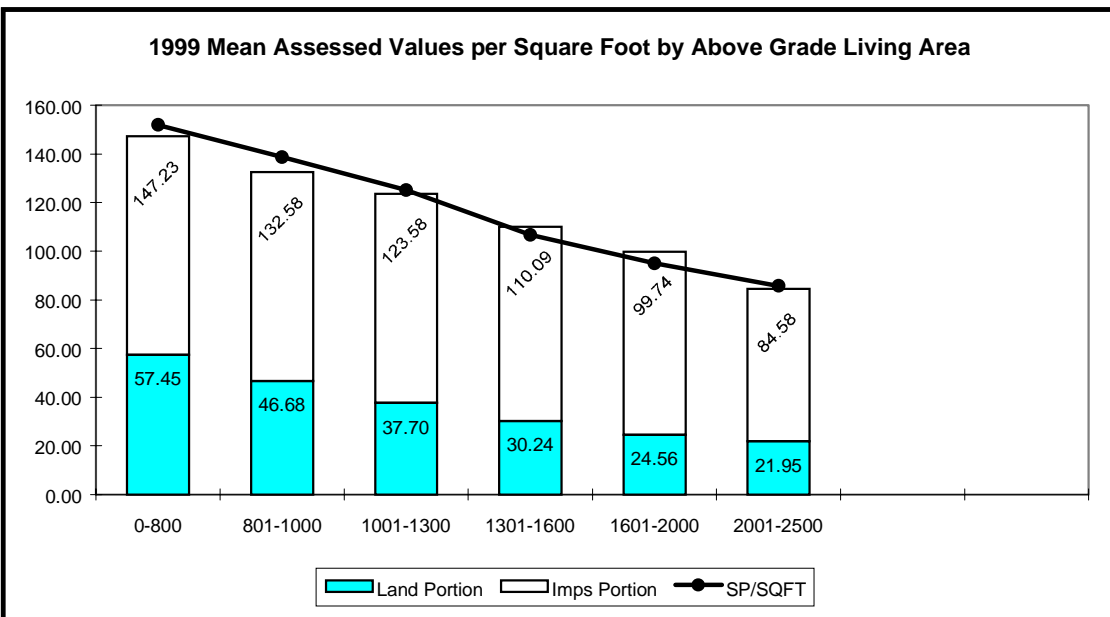
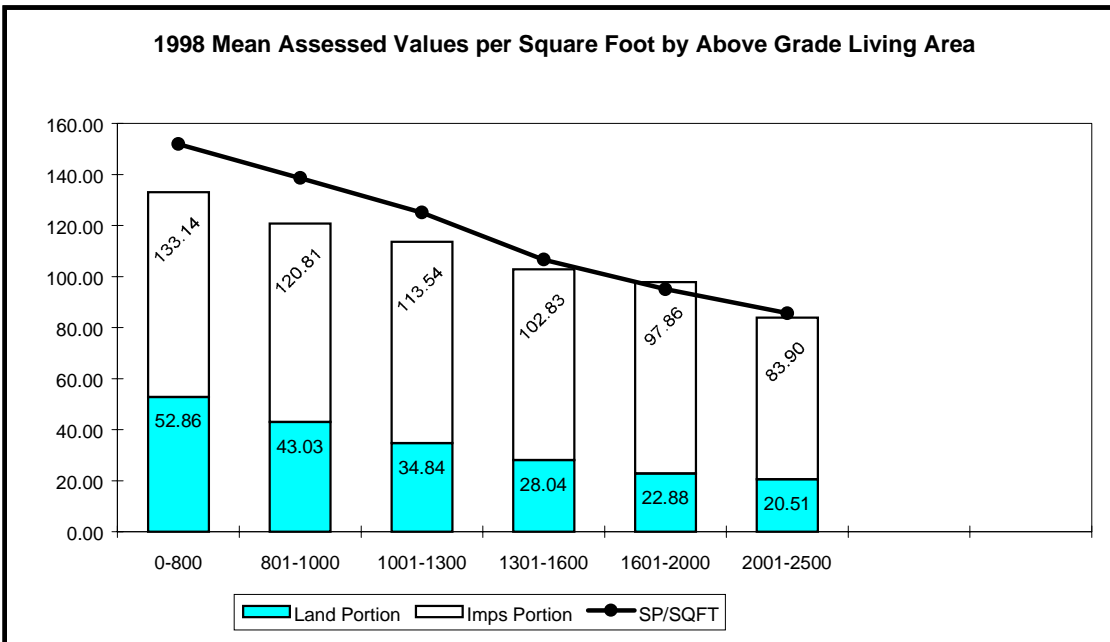
The sales sample adequately represents the population.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



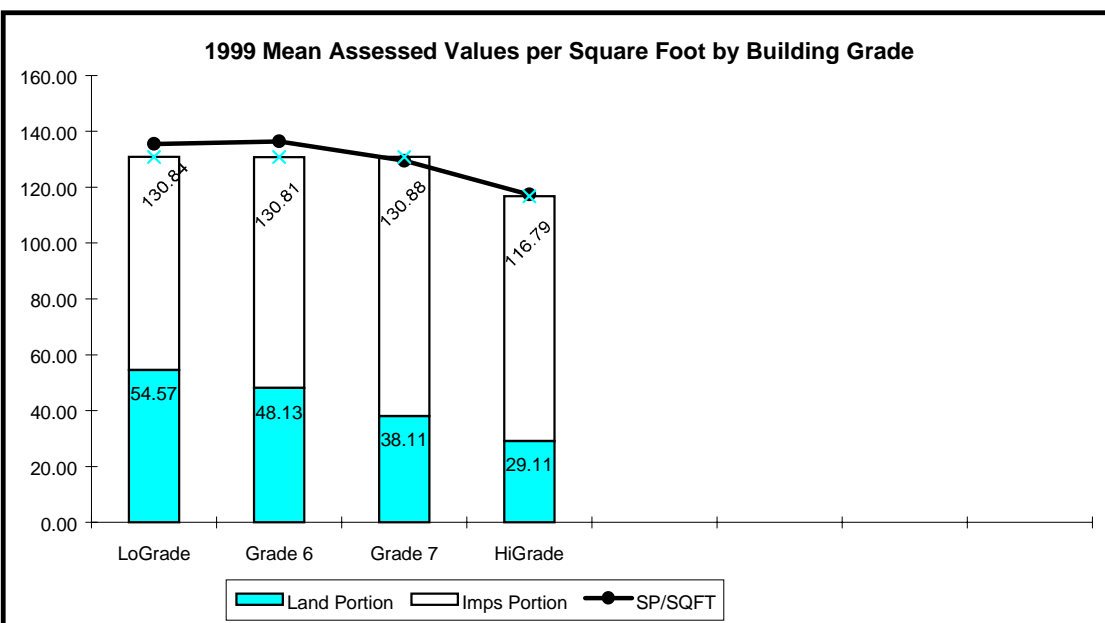
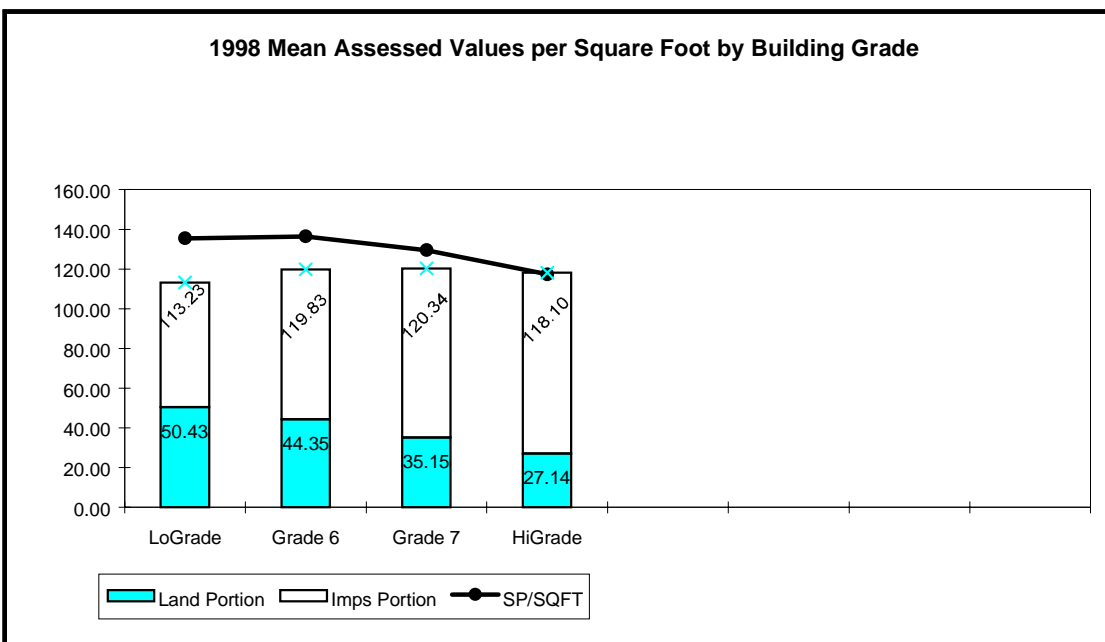
These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements. For purposes of this analysis grades 4 and 5 and grades 8 and 9 were combined. They formed the "LoGrade" and "HiGrade" variables respectively.